

Rochester Truck Repair, 8 Flagg Road. Site plan for a proposed 30-foot by 115-foot addition to provide for extra service bays. Case # 262-55-B2-11
Public hearing

*Note. This project is located within the Isinglass River Local Advisory Committee jurisdiction (within ¼ mile of the river). RSA 483:8-a III. (a) states "... *Municipal officials, boards, and agencies shall inform such committees of actions which they are considering in managing and regulating activities within designated river corridors.*" Art Nickless coordinated with the chair of the LAC about the project. If we receive any comments back from them by the meeting we will let the board know.

No drainage structures are needed for this addition as the degree of impervious surface is barely changing. The building is 100% impervious but the existing gravel surface has a high degree of impermeability, so the drainage patterns should not change appreciably.

This project is fairly straightforward, but it exceeded the threshold for a minor site review (3,450 square feet vs. 1,000 square feet for minor site).

- Waivers. A waiver is needed from submitting architectural elevations. I recommend approval since this building is virtually not visible from any public way. Once I receive the checklist I will let the board know whatever waivers may be needed. Some information is not included but we have what we need to review the plans.

This/these waiver(s) is/are granted upon a finding that specific circumstances relative to the site plan or the conditions of the land in the site plan indicate that the waiver will properly carry out the spirit and intent of these regulations.

- Completeness. Staff recommends the application be accepted as complete.
- Development of regional impact. Staff recommends that this not be considered a DRI.
- Recommendation. Based upon the information available to date the Staff recommends **APPROVAL** of this application, with the NOTICE OF DECISION to read substantially as follows:

"Applicant", herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns. The requested waiver(s) were approved.

Precedent Conditions

[Office use only. Date certified: _____; CO signed off _____; As-built's received? _____; All surety returned: _____]

All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to the plans being certified by the Planning Department. Certification of the plans is required prior to issuance of a building permit or recording of any plans. Once these precedent conditions are met and the plans are certified the approval is considered final.

*Please note** If all of the precedent conditions are not met within 6 calendar months to the day of the board's approval - by November 2, 2011 - the board's approval will be considered to have lapsed and resubmission of the application will be required. It is the sole responsibility of the applicant (or his/her agent) to ensure that these conditions are met by this deadline. We urge the applicant to carefully track his/her progress in meeting the individual conditions. Also, a building permit must be issued and substantially acted upon within 1 year of plan certification or the Planning Board approval is considered null and void. See RSA 674:39 on vesting.

- 1)# The pre-construction meeting agreement is to be signed by the property owner.
- 2) (a) One set of mylar plus (b) five sets of large blue-line or black-line plus (c) one set of 11"x17" final approved site plan drawings plus (d) one electronic version by pdf or CD must be on file with the City. *Each individual sheet in every set of drawings must be stamped and signed by the land surveyor, engineer, or architect responsible for the site plans.* (The applicant need only submit additional blue-line/black-line sets of drawings or individual sheets, as needed, to make five complete sets - consult the Planning Department.) At the discretion of the Planning Department minor changes to drawings (as required in precedent condition, above) may be marked by hand. Note. If there are significant changes to be made to the plans, as specified above, one full size paper check print must be sent to the Planning Department for review prior to producing these final drawings. (The primary set of plans was last received April 5, 2011.)

General and Subsequent Conditions

All of the conditions below are attached to this approval.

- 1)# **No site work may be undertaken until: a) all of the precedent conditions are met; and b) the preconstruction meeting with City staff has taken place.** Contact the City Planning Department to arrange for the preconstruction meeting.
- 2) Three sets of full size (measuring at least 22" x 34") blue line or black line

paper plus one full size mylar plus 1 set of 11" x 17" plus one digital pdf copy of the **as-built site plans** (or "record drawings") stamped and signed by the Engineer or Surveyor are to be submitted to the Planning Department **prior to issuance of the Certificate of Occupancy** (or use/occupancy of the site where no CO is required). The as-built drawings must include the following language or equivalent: "This as-built drawing substantially conforms with the final plans approved by the City of Rochester Planning Board and certified by the Planning and Development Department except for the following significant modifications:". If no significant modifications were made simply state "none". Otherwise, itemize the modifications on the as-built or on an accompanying letter. The Department relies on the good judgment and good faith of the engineer/surveyor in determining which modifications should be considered significant (for example, minor adjustments in locations of plant materials would not be significant whereas relocation of a catch basin would be).

- 3) The project must be built and executed exactly as specified in the approved application package unless changes are approved by the City.
- 4) All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.
- 5) Please note. In the event of any violations of these conditions of approval or of any pertinent local, state, or federal laws – such as those regarding erosion and sedimentation control, wetlands, stormwater management, and general site development standards – the City of Rochester reserves the right to take any appropriate permissible action, including, but not limited to, withholding of building permits, withholding of certificates of occupancy, withholding of driveway permits, revocations of permits/approvals, referring violations to other agencies, and calling of bonds.
- 6) It is the responsibility of the applicant to obtain all other local, state, and federal permits, licenses, and approvals which may be required as part of this project. Contact the City of Rochester Code Enforcement Department at 332-3508 regarding building permits. Please also contact the City of Rochester Fire Department at 330-7182 to ensure that the proposed building meets all Fire Codes.

(Note: in both sections above, the numbered condition marked with a # and all conditions below the # are standard conditions on all or most applications of this

type).
